

# FAIR & AFFORDABLE HOUSING COMMISSION



Eija Sumner  
Commission Chair  
[FAHC@ci.moscow.id.us](mailto:FAHC@ci.moscow.id.us)

**Regular Meeting**  
~Agenda~

Lucy Falcy  
Staff Liaison  
208.883.7095

<http://www.ci.moscow.id.us/358/Fair-Affordable-Housing-Commission>

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**Thursday**  
**December 4, 2025**

**5:15 PM**

**Haddock Building**  
**504 S. Washington Street**

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## WELCOME AND ATTENDANCE

## REGULAR AGENDA

### 1. **Approval of Minutes from September 4, 2025 (ACTION ITEM)**

Presentation of minutes for approval.

**PROPOSED ACTIONS:** Approve minutes as presented; approve minutes with amendments; or provide staff with further direction if necessary.

### 2. **Public Comment**

Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit your remarks to three (3) minutes.

### 3. **Moscow Housing Resources Input (ACTION ITEM)**

The Commission will review a compilation of local housing resources and provide additional insight and opportunities. This list is for staff to have on-hand to provide to the public upon request of information on available resources.

**PROPOSED ACTIONS:** Discuss and provide staff with input, feedback, and further direction if necessary.

## REPORTS

### **Moscow Community Housing Authority Recommendation Letter Update - Julia Parker**

Share an update on the status of the Commission's housing authority recommendation letter to City Council.

### **Community Communication and Idaho Housing Committee Study Article – Eija Sumner**

Share a communication the Chair received from a local resident and an article regarding the Idaho Housing Study Committee.

### **Thank You Letter – Lucy Falcy**

Share a thank you letter received from Nancy Chaney and Kathy Dawes.

**NOTICE:** It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at [adaordinator@ci.moscow.id.us](mailto:adaordinator@ci.moscow.id.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

## **ANNOUNCEMENTS**

### **UPCOMING EVENTS / MEETINGS**

The next Fair & Affordable Housing Commission meeting will be moved to Thursday, January 8th, 2026 to accommodate the New Year holiday.

### **ADJOURN**

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# FAIR & AFFORDABLE HOUSING COMMISSION



Eija Sumner  
Commission Chair  
[FAHC@ci.moscow.id.us](mailto:FAHC@ci.moscow.id.us)

**Regular Meeting**  
~Minutes~

Lucy Falcy  
Staff Liaison  
208.883.7095

<https://www.ci.moscow.id.us/358/Fair-Affordable-Housing-Commission>

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**Thursday**  
**September 4, 2025**

**5:15 PM**

**Haddock Building**  
**504 S. Washington Street**

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**Baukol called the meeting to order at 5:15 PM**

MEMBERS PRESENT: Eija Sumner, Chair; Juan Albaitero, Leah Halterman, Sage McCetich, Ellen Peterson, Nathan Tupper, Jennifer Wallace

MEMBERS ABSENT: Randy Baukol, Jo Ellen Force

OTHERS: Julia Parker

STAFF: Lucy Falcy, Michael Ray

## **REGULAR AGENDA**

### **1. Approval of Minutes from August 7, 2025 (ACTION ITEM)**

*Presentation of minutes for approval.*

McCetich moved for approval of the minutes as presented, seconded by Halterman. Roll Call Vote: Ayes: Halterman, McCetich, Peterson, Sumner, Tupper, Wallace (6). Nays: None. Abstentions: Albaitero (1). Motion carried.

Albaitero arrived at 5:17 PM

### **2. Public Comment**

*Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit your remarks to three (3) minutes.*

Casey Bolt, Nancy Chaney, and Kathy Dawes, Moscow, submitted a letter addressed to the Commission with comments regarding the proposed recommendation letter to City Council (see attached).

### **3. Moscow Community Housing Authority Discussion (ACTION ITEM)**

*The Commission will review a letter drafted by Staff outlining the recommendation to City Council to create a housing authority in Moscow.*

The Commissioners reviewed and discussed the draft letter to City Council, as described above, and recommended some changes. They clarified the intent of their previous motion, which was to encourage the Council to make a resolution to form a local housing authority.

Sumner moved to approve the letter to City Council with amendments as discussed, seconded by Peterson. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

## **REPORTS**

- Tupper provided a brief report on what he learned while attending a conference in Sandpoint, Idaho.

## **ANNOUNCEMENTS**

**UPCOMING EVENTS / MEETINGS**

*The next Fair & Affordable Housing Commission meeting is scheduled for October 2, 2025.*

**The meeting was adjourned at 6:13 PM**

\_\_\_\_\_  
Eija Sumner, Chair

\_\_\_\_\_  
Date

DRAFT

## **Local Housing Resources**

9/23/25/25

### **Idaho Legal Aid**

A nonprofit statewide organization dedicated to providing equal access to justice for low-income people through quality advocacy and education. Includes an advice line on housing, senior and public benefits, and domestic and sexual violence.

<https://www.idaholegalaid.org>

208-746-7541

### **Intermountain Fair Housing Council**

A nonprofit organization whose mission is to ensure open and inclusive housing for all persons without regard to race, color, sex, religion, national origin, familial status, sexual orientation, gender identity, a source of income, or disability.

<https://ifhcidaho.org>

1-800-717-0695/208-383-0695/ [contact@ifhcidaho.org](mailto:contact@ifhcidaho.org)

### **Idaho Housing and Finance Association**

Provides rental assistance and affordable rental locate services as well as home-purchasing education, counselling, and financial assistance.

<https://www.idahohousing.com>

General/Home purchasing: 866-505-4700/208-331-4700

Section 8 Assistance: 866-566-1727/208-743-0251

Foreclosure prevention: / 208.331.4700

### **Sojourners' Alliance**

Operates an on-site shelter/transitional facility for homeless men, women, and families, as well as a permanent housing program for literally homeless individuals and families with a diagnosed disability. Provides short-term emergency shelter in area motels and rental assistance to prevent homelessness for those facing an eviction or to help get into stable housing. Long term housing assistance for those with disabilities.

<https://www.sojournersalliance.org>

208-310-4554

**Family Promise of the Palouse**

Providing prevention services before families reach crisis, shelter and case management when they become homeless, and stabilization programs once they have secured housing to ensure they remain independent. We tap existing local resources to empower families towards economic stability.

<https://www.familypromisepalouse.org>

208-882-0165

**Idaho Care Line**

<https://healthandwelfare.idaho.gov/services-programs/211>

[findhelpidaho.org](http://findhelpidaho.org)

A free, statewide community information and referral service, and is a program of the Idaho Department of Health and Welfare. Our comprehensive database includes programs that offer free or low-cost health and human services or social services.

Simply dial 2-1-1 or 800-926-2588 or text 898211 to be connected to a 2-1-1 community resource specialist Monday – Friday, 8:00 a.m. – 6:00 p.m. MST.

**Moscow Income Based Rentals**

**Camas Village**, THC, Senior focused

66 units

208-882-9604

1875 White

**Creekside Apartments**, Section 8

60 units

208-883-3181

1630 S Maine

**Creekside Seniors**, Section 8, Senior focused

54 units

208-883-9713?

1227 Creekside Lane

**Edenmoor Apartments**, Syringa Property Management

62 units

208-882-2599

416 S. Grant

**Hawthorne Village, Mercy Housing**

208-882-3516

1420 S Hawthorne Village Dr

**Hillside Village, THC**

50 units

208-882-9036

1126 N. Polk

**Independence Hill Apartments, Mercy Housing -disability focused**

13 units

208-882-0951

1500 W. A Street

**Mountain View Apartments, Tomlinson & Associates**

208-883-3039

1425 S. Mountain View Rd

**Oakridge Apartments- Section 8, HRP**

37 units

208-882-3224

505 Indian Hills Dr

**Sunrise Village, Syringa Property Management**

208-882-8804

909 Travois Way

## Infrastructure, zoning, incentives: Idaho housing study committee homes in on recommendations

As committee prepares final report, representatives of city, county government said their budgets continued to be hampered by 2021 legislation House Bill 389

BY: **LAURA GUIDO** - OCTOBER 24, 2025 5:04 PM



 The Idaho Land Use and Housing Study Committee on Friday discussed priorities for improving housing affordability and availability in the state. (Otto Kitsinger for the Idaho Capital Sun)

As a group of stakeholders and Idaho lawmakers prepare to address the state's housing issues, a number of priorities have risen to the top: water and sewer infrastructure, incentives for affordable housing, zoning, and the impact on local government of [House Bill 389](#).

The Idaho [Land Use and Housing Study Committee](#) on Friday discussed its priorities for a final report on recommendations to improve housing affordability and availability in the state. The report is expected within the next month or two, and the committee will likely not meet again, according to one of the co-chairs.

The committee, which is co-chaired by [Sen. Jim Woodward](#), R-Sagle, and [Rep. Jordan Redman](#), R-Coeur d'Alene, met five times [since May](#) to discuss subjects such as high land costs, [permitting delays](#), zoning, building regulations and solutions from other states as it prepares to

recommend legislation to address the issue in the 2026 legislative session, which begins in January.

The group – created through legislation sponsored by Boise Democrat [Sen. Ali Rabe](#) – comprises lawmakers, building officials, local government representatives, and developers.

## Committee members underscore high cost of infrastructure to support housing growth

Discussion for the group’s top priorities repeatedly emphasized the need for funding for water and sewer infrastructure, so communities can absorb the high growth, especially in smaller communities.

“Sewer, water infrastructure is massive,” said Trevor Chadwick, of the Association of Idaho Cities and the mayor of Star. “We’ve got several communities just in this valley that are struggling right now.”

Many Idaho cities must ask voters to approve bonds to pay for water or sewer upgrades, which can be difficult to pass. Valley County Commissioner Sherry Maupin, of the Idaho Association of Counties, said the requirement to achieve a supermajority of 66.67% of the vote to pass bonds for construction can create hardship when those fail to pass but the need for the service remains.

Rabe emphasized a need for “gentle density,” to avoid urban sprawl, which she said would cause even more expensive infrastructure investments to expand and maintain. She said less-restrictive zoning that may allow for smaller starter homes on smaller lots and infill in existing lots rather than expanding outside developed city areas.

[Sen. Ben Toews](#), R-Coeur d’Alene, also said it was his understanding that infilling in undeveloped or underdeveloped areas within cities that are already attached to water and sewer lines, is less expensive on infrastructure than expanding those services to suburban areas through sprawl. He, Redman, and others on the committee expressed support for expanding the rights of property owners to build accessory dwelling units, or ADUs, which are smaller, independent housing units on the same property as an existing home.

Chadwick, of the Association for Idaho Cities, said he would caution against giving every property owner the right to create an ADU, as it could add strain on utility systems if too many additional users are added.



Idaho Sen. Alison “Ali” Rabe, D-Boise, listens to debate at the Idaho State Capitol in Boise on Jan. 9, 2023. (Otto Kitsinger for the Idaho Capital Sun)

“It’s the amount of sewage and stuff that goes into the system, regardless of where it comes from, it only can handle so much,” Chadwick said. “And so your systems, if you can’t expand those systems, we’re always going to be behind, and we will never be able to service and add the additional housing that we need.”

City of Boise Building Official Jason Blais said the city’s public works department has not had issues with tying in smaller dwelling units to existing infrastructure. He highlighted that after Boise updated its zoning code in 2023 to allow for more ADUs, the city has seen permits for them go from 30 to 35 a year up to around 80 per year.

## Many say tax incentives and ‘gap funding’ are needed to complete truly affordable housing

Some members of the committee, such as Toews, argued that they mostly support free-market solutions to the housing issues.

Others said that current high costs for land and construction made it impossible for developers to build housing that low and middle-income households could afford.

“Developers, they build what the market can support, and then they build what’s feasible,” said Caleb Roope, CEO and president of the Eagle-based housing development company Pacific Companies. “... absent incentives, absent support from localities, those kinds of homes just won’t get built.”

He and other committee members highlighted the state’s Workforce Housing Fund, which was created in 1992 but not funded until 2022, when the Idaho Legislature [added \\$50 million](#). Rabe said it helped finance 1,200 units across the state.

She and others expressed support for the state to make another investment in the fund.



Sen. Jim Woodward, R-Sagle, at the Idaho Capitol on Jan. 17, 2022. (Otto Kitsinger for Idaho Capital Sun)

Woodward, who also highlighted previous state investments in rural water and sewer infrastructure projects, said the state faced a “different budget picture” this year. In wake of back-to-back years of tax cuts, and increasing use of sales tax revenue, an October state budget report showed Idaho facing a [projected \\$56.6 million deficit](#) by the end of the fiscal year, the Idaho Capital Sun reported.

Committee members highlighted other ways to make affordable developments more financially feasible, such as property tax incentives or

moral obligation bonds, which are tax-exempt government bonds with a moral but not legal obligation to pay back.

Maupin, of the Idaho Association of Counties, said existing tax breaks for affordable housing came with too many restrictions to make them usable for many projects.

Jason Kreizenbeck, a lobbyist representing a large workforce housing developer, said the firm plans to bring another version of [House Bill 406](#) – a bill that it proposed during the 2025 session that would amend the property tax exemption for low-income units. The bill did not receive a public hearing.

## **Cities and counties still feeling damage from 2021 property tax bill House Bill 389**

Multiple representatives of city and county government said budgets continued to be hampered by 2021 legislation [House Bill 389](#) – which capped the growth of local governments' budgets and reduced how much they could collect from taxes related to new construction. The bill was meant to ease the property tax burden on residents.

Chadwick said as a result of the bill, the Star region's budget has been limited to a point where it can't keep up with growth, leading to issues such as an empty fire station that's been left unstaffed since [local fire districts failed to pass](#) levies to pay for the additional fire and emergency personnel needed to keep up with population growth, the Idaho Press reported previously.

Rabe said that continuing to work on the legislation should remain a priority.

“We do need to tackle the challenges that House Bill 389 has created for our cities, and not allowing growth to pay for itself,” Rabe said. “I think that has really been what I've heard as the root of the problem in all of this related to infrastructure. And I love the ideas that we have here, but I think because of House Bill 389, we are trying to plug holes in a sinking ship, essentially.”

To: Moscow Fair and Affordable Housing Commission  
From: Moscow Housing Authority Working Group  
Date: November 4, 2025

Thank you for dedicating so much time and effort to support our request for a recommendation to the City Council to establish a housing authority by resolution. With the need for safe, decent, affordable housing so great, we remain committed to advocating for the means to address it. We were encouraged to learn that a recent presentation to the Association of Idaho Cities reinforced the idea that housing authorities can be valuable tools to meet those needs. With transition to a new Mayor and City Council imminent, and after touching base with your Council liaison, we have determined that it's best to wait until newly elected officials are seated in January to pick this back up.

We want to reiterate our gratitude to you and reassure you that we are continuing to convene and communicate with others like you who share our commitment to affordable housing. We look forward to maintaining momentum, strengthening alliances, and presenting our rationale to the new Council early in the New Year.

Please let us know if you have any questions or additional recommendations.

Sincerely,  
Kathy Dawes and Nancy Chaney  
for Moscow Housing Authority Working Group